

FAUQUIER COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT ZONING REVIEW

DATE: MARCH 9, 2004

TO: MELISSA DARGIS

FROM: KIMBERLEY JOHNSON, CHIEF/ZONING, PERMITTING AND INSPECTIONS

SUBJECT: SEVINSKY REZONING APPLICATION: ZONING REVIEW

This site has been in violation for several years. During this time, we have worked with Mr. Sevinsky to encourage him to secure necessary approvals to authorize the various uses located on his property. During the time we have been working with Mr. Sevinsky, he has continued to add additional unauthorized uses, including 1) constructing additional auto wash facilities; 2) Chick's equipment; and 3) lthe Rag storage/repackaging operation to the site.

The table on the next page summarizes the uses located on the site (as they have been presented to us by the applicant and as confirmed by a site visit by Planning & Zoning staff), and the associated zoning issues. Please note that not all of the existing uses will be allowed under the proposed I-2/Industrial zoning. Further, almost all of the uses require site plan, special permit and building permit approvals, which may raise various requirements related to construction, stormwater management, landscaping, etc. One of the uses, Mullins, is located in a building that cannot be setback requirements.

Finally, the entire site is located within the flood plain. The County has no authority to approve buildings within the floodplain, and therefore cannot approve building permits and/or site plans for illegally constructed existing buildings unless the applicant is able to secure a Letter of Map Amendment (Removal) LOMAR or other approval from the Federal Emergency Management Agency (FEMA).

Business	Description	Category Under Zoning Ordinance	Comments	Approvals Required in Addition to Rezoning
Mullins (Bldg. 1)	Moves heavy equipment from and to construction sites; stores equipment when not in use	3-317.2 Contractor's Storage Yard	From Aerials, appears to have been added in last 4 years. Issue: Located in flood plain, no building permit or site plan requested or approved.	Special Permit, Site Plan. Building Permit Variance (does not meet setback requirements from property line). LOMAR (remove from floodplain)
Fauquier Feed & Supply (Bldgs. 2, 5A, 7, 8 and 9)	Mixes, sells, delivers and applies fertilizer; Grain supply, with delivery. Accessory propane sales.	3-313.5 Farm Supply Establishment Will allow propane sales as accessory to Farm Supply Business.	Not allowed in I-2, but grandfathered use. Has building permits for some buildings and LOMAR for 2 grain storage silos.	Farm Supply not allowed in I-2, but existing allowed to continue as non-conforming use. Nonconforming provisions would apply in future if expansion or changes necessary (very restrictive). Propane sales only allowed as accessory to Farm Supply; cannot continue if Farm Supply business goes away. Site Plan? Building Permits? LOMAR?
Firesafe, Inc. (Bldg. 3)	Chimney relining business	3-317.2 Contractor's Offices and Storage	Has no approvals.	Special Permit. Site Plan. Building Permits? LOMAR?
Chick's Equipment (Bldg. 4, part of 10)	Sells tractors and other farm equipment	3-314.10 Farm Equipment Sales	Has no approvals.	Special Permit. Site Plan. Building permits? LOMAR?
Rag Storage/Repackaging (Bldg. 5B)	Warehouse for rag parcels.	3-315.5 Warehousing	Has no approvals.	Site Plan Building Permits? LOMAR?
Tire Shop (Bldg 6A)	Retail tire shop		Has no approvals. Vehicle parts sales/installation or vehicle service; neither permitted in zoning category.	NOT ALLOWED.
Motor Vehicle Wash (6B)	Three manual vehicle wash bays	3-314.12 Motor Vehicle Wash	Has no approvals. Two bays constructed in last four years.	Special Permit. Site Plan. Building Permits. LOMAR.
Remington Business Systems	Office	3-313.7 Business Office	Has no approvals.	NOT ALLOWED.